120.0	0013	0002.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,000 / 778,000
					USE VALUE:	778,000 / 778,000
					ASSESSED:	778,000 / 778,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REED EDWARD
Owner 2:	REED VIRGINIA WHITE
Owner 3:	
Street 1:	64 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIANOUKOS PAUL & MARY -
Owner 2:	-
Street 1:	64 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,355 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1983, having primarily Vinyl Exterior and 2199 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6355.000	350,500		427,500	778,000
Total Card	0.146	350,500		427,500	778,000
Total Parcel	0.146	350,500		427,500	778,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.80 | /Parcel: 353.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 136597

GIS Ref

GIS Ref

Insp Date 01/06/09

!9326!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0002.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,500	0	6,355.	427,500	778,000	778,000	Year End Roll	12/18/2019
2019	101	FV	354,800	0	6,355.	433,600	788,400	788,400	Year End Roll	1/3/2019
2018	101	FV	354,800	0	6,355.	323,600	678,400	678,400	Year End Roll	12/20/2017
2017	101	FV	354,800	0	6,355.	293,100	647,900	647,900	Year End Roll	1/3/2017
2016	101	FV	354,800	0	6,355.	280,900	635,700	635,700	Year End	1/4/2016
2015	101	FV	284,700	0	6,355.	238,200	522,900	522,900	Year End Roll	12/11/2014
2014	101	FV	284,700	0	6,355.	225,900	510,600	510,600	Year End Roll	12/16/2013
2013	101	FV	284,700	0	6,355.	214,900	499,600	499,600		12/13/2012

PRINT

Date	Time
12/10/20	23:49:14

LAST REV

Date	Time
10/24/17	14:55:47

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9326

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIANOUKOS PAUL	1228-88		10/10/2000		375,000	No	No	4	
	993-165		1/1/1985		155,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2017	1165	Solar Pa	2,000	C				
10/24/2014	1403	Redo Kit	25,000					Renovate kitchen.
7/20/1995	415	Manual	1,900					REBUILD WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
1/6/2009	Meas/Inspect	372	PATRIOT
1/28/2001	MLS	MM	Mary M
2/16/2000	Measured	268	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	136597
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6355		Sq. Ft.	Site		0	70.	0.96	5									427,456						427,500	

Total AC/HA: 0.14589 | Total SF/SM: 6355 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 427,456 | Spl Credit | Total: 427,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	7.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.7	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99892110
Adj $ / SQ:	128.112
Other Features:	108022
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379734
Depreciation:	29240
Depreciated Total:	350494

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

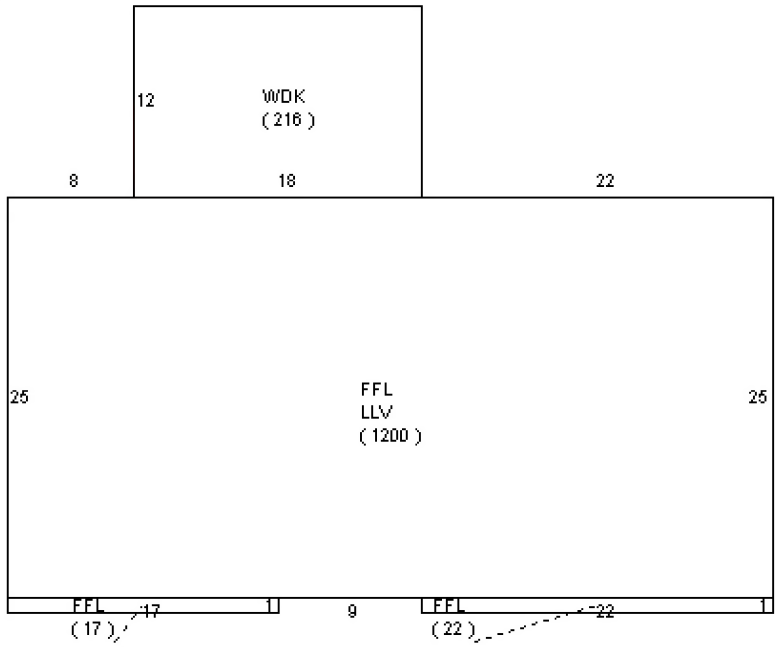
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.11
Special Features:	0	Val/Su Net:	132.02
Final Total:	350500	Val/Su SzAd	282.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,239	128.110	158,730
LLV	Lower Level	1,200	92.240	110,688
WDK	Deck	216	10.620	2,294
	Net Sketched Area:	2,655	Total:	271,712
Size Ad	1239	Gross Are	2655	FinArea 2199

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0013-0002.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc